



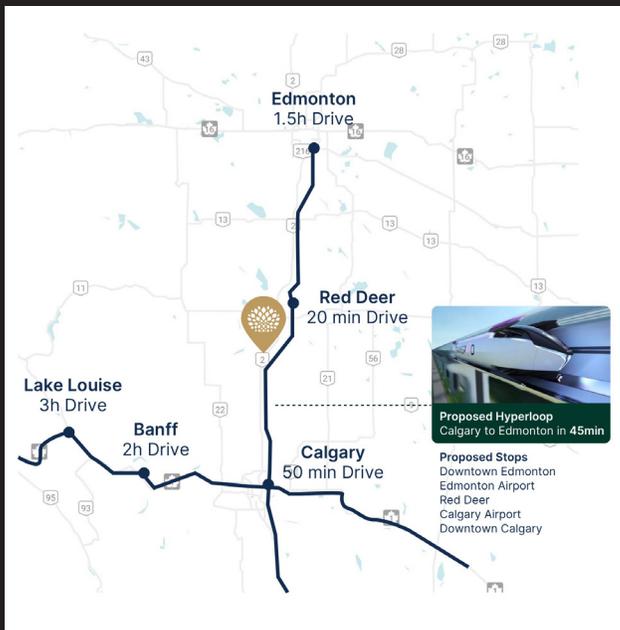
5901 50 Avenue Innisfail, AB T4G 1R7



*124.62 Acre Residential Land Development Site for Sale  
in Innisfail in the Heart of Alberta's Heartland*

**DODD'S LAKE DEVELOPMENT OPPORTUNITY!** DODD'S LAKE DEVELOPMENT OPPORTUNITY! This is your RARE OPPORTUNITY to purchase a PRIME 124.62 ACRE PLOT OF LAND offering LUXURY LAKESIDE LIVING in the charming and growing town of Innisfail offering LUXURY LIVING IN ALBERTA'S HEARTLAND! Phase one is approved for 101 homes and being sold by current owner. Potential for over 900 residential units can be developed. Perfectly located along beautiful Dodd's Lake, suitable for high quality residences with resort style amenities will fuse high end living with the magnificence of natural surroundings. The picturesque Town of Innisfail is located in central Alberta, between Calgary and Edmonton with quick and convenient access to Highway 2. The town also boasts an array of local galleries, museums, community events, numerous local eateries and some of Alberta's top golf courses. For those seeking adventure, the rugged mountains of Banff, Jasper's sparkling glaciers, and Lake Louise's turquoise waters are all easily accessible, providing endless opportunities to enjoy the great outdoors. With unmatched water views and natural landmarks, Dodds Lake proposed development will include two-storey homes, Bungalow/Villa townhomes and condominiums. A year-round community with all the advantages of resort living on the shores of Dodds Lake. This master planned community envisions the project to have resort-style amenities such as continuous pathways, a boardwalk along Dodd's Lake's shoreline, restaurants, shops, a clubhouse with a pool, sauna, fitness areas and even a golf simulator. INCREDIBLE OPPORTUNITY for experienced developers, REITs, and institutional investors to acquire and develop this high-potential site with low supply in the area and high demand to escape the big cities. Land zoning is RD - Reserved for Future Development District & R3 -Residential Multi-Family District. Contact us today for more information! PHASE 1 (not included in this sale) is 101 Freehold Townhomes, with sales already underway.

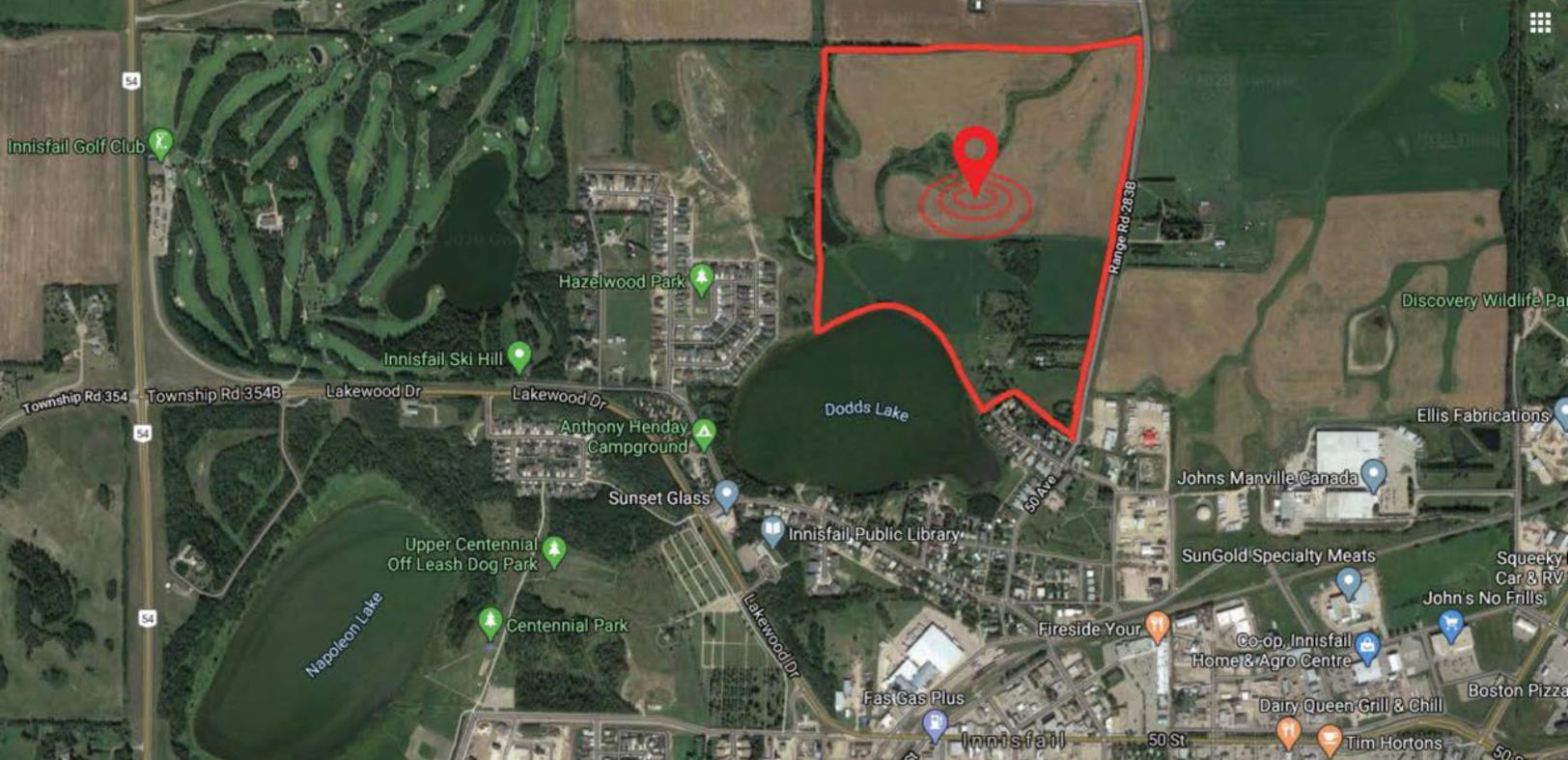




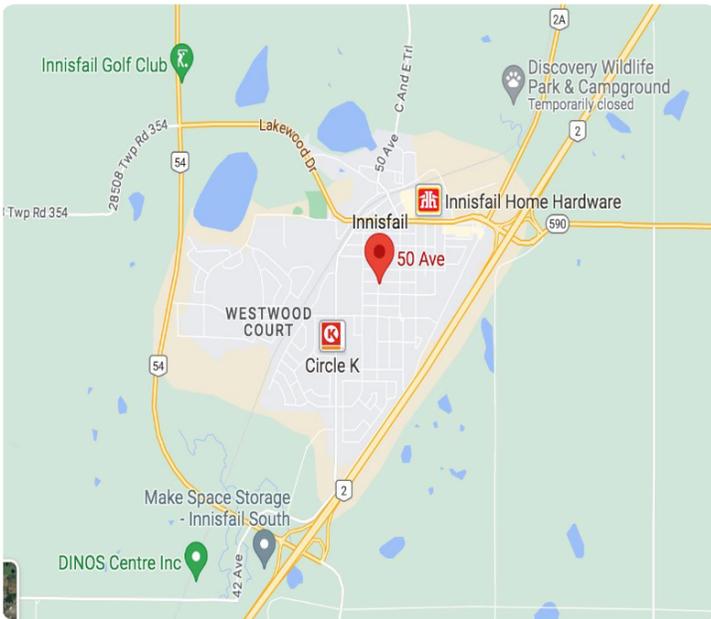
### THE AREA:

Innisfail is a friendly and active community set in a magnificent natural setting. Residents of Upper Vista will get to experience Innisfail's sense of community through annual events such as the Pro Rodeo, The Innisfail Street Festival, Farmers' Market and more. They can dine at one of the many local eateries, spend an afternoon on the fairway of one of Alberta's top golf courses or enjoy a weekend exploring near Banff.

Its location just 20 minutes from Red Deer, and the future Hyperloop stop, and less than an hour from Calgary, makes Innisfail the perfect hometown.



## PROJECT OVERVIEW PROPERTY HIGHLIGHT



Innisfail is approximately 35 km (22 mi) south of Red Deer, 120 km (75 mi) north of Calgary, and 185 km (115 mi) south of Edmonton.



It is set in the rolling parkland of central Alberta, between the Rocky Mountains foothills to the west and the flatter Alberta prairie to the east.



**Three (3) Provincial highways** bisect the Plan Area (QE 2 highway, Highway 2A, Highway 54)



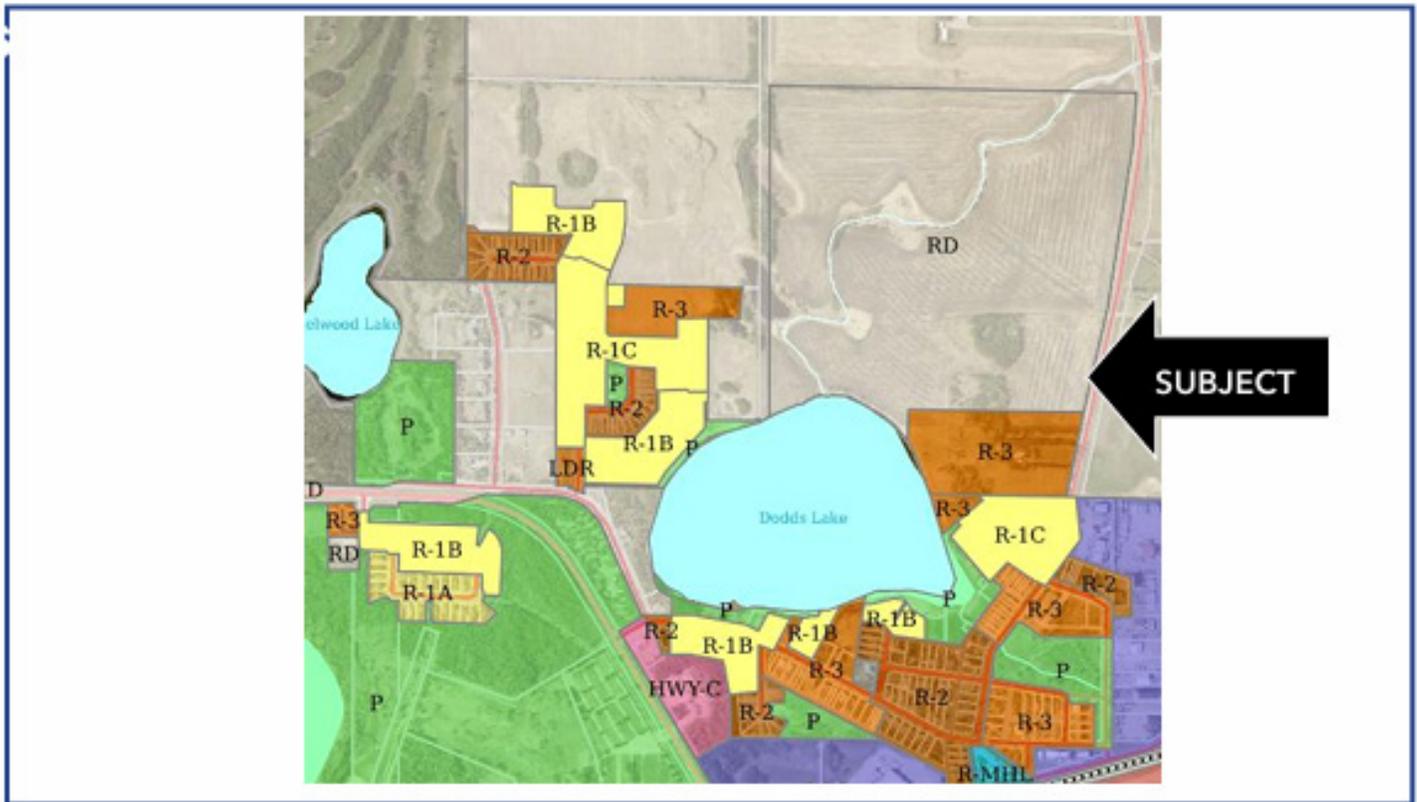
## PROJECT OVERVIEW PROPERTY HIGHLIGHT

- Location: 5901 50 Avenue, Innisfail
- The Dodd's Lake Outline Plan (DOLP) adheres to the policies contained in the Town of Innisfail's Municipal Development Plan and North Area Structure Plan.
- The DOLP establishes an orderly development of a low, medium/high density (multi-family) residential and mixed-use commercial.



## 6.3 LAND USE/ZONING

### LAND USE MAP



#### ZONING:

RD - Reserved for Future Development District &  
R3 - Residential Multi-Family District  
(See Bylaw Excerpt in Addenda in Exhibit D)

#### OTHER PLANNING DOCUMENTS:

Other planning documents.

#### CONFORMITY:

The subject appears to conform to the zoning on the basis of purpose, allowable uses and development regulations.

#### LAND USE LIMITATIONS:

None

#### CURRENT PLANNING DOCUMENTS:

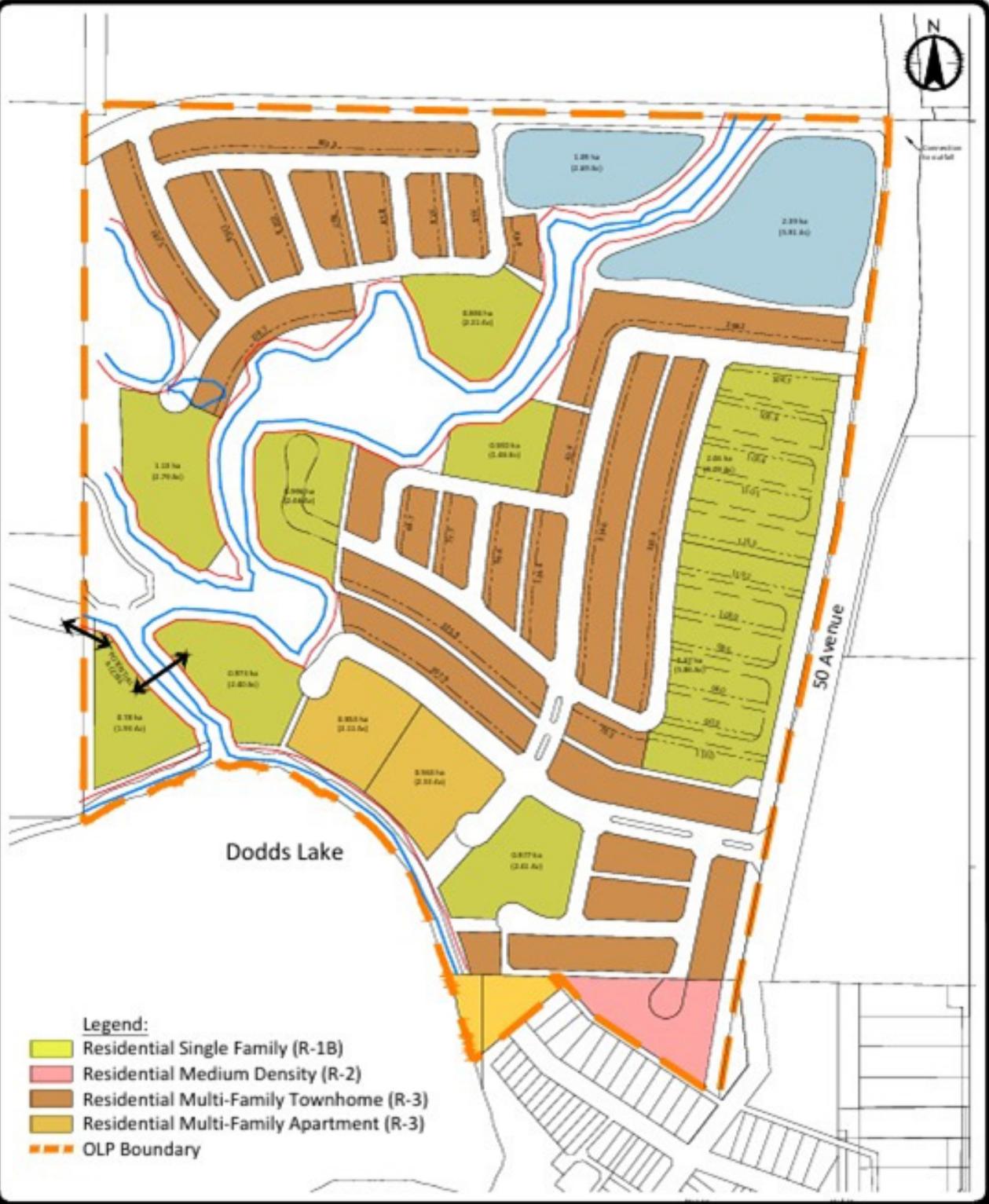
Innisfail North Area Structure Plan

#### PLANNED TYPE OF DEVELOPMENT:

Primarily residential with a small component of commercial

Updated 24/03/14, 9:43 AM By: SSTAFFORD

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- Legend:**
- Residential Single Family (R-1B)
  - Residential Medium Density (R-2)
  - Residential Multi-Family Townhome (R-3)
  - Residential Multi-Family Apartment (R-3)
  - OLP Boundary

**Concept Plan**  
**Dodds Lake Outline Plan**

Prepared for:  
 -  
 DRAWN BY: SAS  
 CHECKED BY: SAS  
 SCALE: NTS  
 PROJECT #: 1161109750



1161109750 - Dodds Lake Outline Plan  
 Project No. 1161109750

May, 2024



# FUTURE DEVELOPMENT POTENTIAL





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CONTACT US TODAY ABOUT OUR INCREDIBLE INNISFAIL  
LAND DEVELOPMENT OPPORTUNITY!

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**CENTURY 21**  
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JULIE



CHARLES



MINDY



MIKE



JARRED